



# City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council  
City of Norfolk, Virginia

April 8, 2014

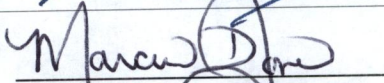
From: George M. Homewood, AICP CFM, Planning Director

Subject: **Special Exception to operate an Entertainment Establishment with alcoholic beverages**

Reviewed: Ronald H. Williams, Jr., Assistant City Manager

Ward/Superward: 2/6

Approved:

  
Marcus D. Jones, City Manager

Item Number:

**R-1**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of 5 to 0, the Planning Commission recommends **Approval**.
- III. **Request:** To allow Bean There Café a change in operator, additional seats, extended hours and entertainment.
- IV. **Applicant:** Bean There Café by Raymond Walker – 223 East City Hall Avenue, Suite 101
- V. **Description**
  - The site is zoned D-2 (Downtown Regional Center) and HO-D (Downtown Historic Overlay), which permit Entertainment Establishments by Special Exception.

	Current Operator	New Operator
Hours of Operation	7:00 a.m. to 9:00 p.m., Monday thru Thursday 7:00 a.m. to 11:00 p.m., Friday 7:00 a.m. to 10:00 p.m., Saturday 9:00 a.m. to 5:00 p.m., Sunday	6:00 a.m. until 2:00 a.m., Seven days a week
Hours for the Sale of Alcoholic Beverages	11:00 a.m. to 9:00 p.m., Monday thru Thursday 11:00 a.m. to 11:00 p.m., Friday 11:00 a.m. to 10:00 p.m., Saturday 11:00 a.m. to 5:00 p.m., Sunday	11:00 a.m. until 2:00 a.m., Seven days a week
Capacity	33 indoor 9 outdoor 49 total capacity	35 indoor 9 outdoor 49 total capacity
Entertainment	N/A	Poetry/book reading Open microphone Karaoke 3 member band Comedian

- VI. Staff point of contact Susan Pollock at 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

Attachments:


- Staff Report to CPC dated March 27, 2014 with attachments
- Proponents and Opponents
- Ordinance




# City of NORFOLK

To the City Planning Commission  
City of Norfolk, Virginia

March 27, 2014

From: Susan Pollock,   
Principal Planner

**Subject:** Special Exception to  
operate an Entertainment  
Establishment with alcoholic  
beverages at 223 East City Hall  
Avenue, Suite 101 – Bean There  
Cafe

Reviewed: Leonard M. Newcomb III,   
Land Use Services Manager

**Ward/Superward:** 2/6

Approved:



George M. Homewood, AICP, CFM  
Planning Director

**Item Number:** 8

- I. **Recommendation:** Staff recommends approval, considering compliance with *Zoning Ordinance* requirements and consistency with approved plans.
- II. **Applicant:** Raymond A. Walker  
223 East City Hall Avenue, Suite 101
- III. **Description:**  
This request would allow a change in operator, additional seats, extended hours and entertainment.
- IV. **Analysis**  
The site is located on the southwest corner of City Hall and Atlantic Avenues.

Plan Analysis

- The proposed Special Exception is consistent with *plaNorfolk2030*, which designates this site as Downtown.

Zoning Analysis

- The site is zoned D-2 (Downtown Regional Center) and HO-D (Downtown Historic Overlay), which permit Entertainment Establishments by Special Exception.

	Current Operator	New Operator
Hours of Operation	7:00 a.m. to 9:00 p.m., Monday thru Thursday 7:00 a.m. to 11:00 p.m., Friday 7:00 a.m. to 10:00 p.m., Saturday 9:00 a.m. to 5:00 p.m., Sunday	6:00 a.m. until 2:00 a.m., Seven days a week
Hours for the Sale of Alcoholic Beverages	11:00 a.m. to 9:00 p.m., Monday thru Thursday 11:00 a.m. to 11:00 p.m., Friday 11:00 a.m. to 10:00 p.m., Saturday 11:00 a.m. to 5:00 p.m., Sunday	11:00 a.m. until 2:00 a.m., Seven days a week
Capacity	33 indoor 9 outdoor 49 total capacity	35 indoor 9 outdoor 49 total capacity
Entertainment	N/A	Poetry/book reading Open microphone Karaoke 3 member band Comedian

#### Traffic Analysis

- Institute of Transportation Engineers (ITE) figures estimate that this use will generate 4 additional vehicle trips per day.

#### **V. Financial Impact**

- The property owner is current on all taxes.

#### **VI. Environmental**

- The site is located downtown and is surrounded by a mix of commercial and residential uses.
- The proposed use should not have an adverse impact on the surrounding uses.

#### **VII. Community Outreach/Notification**

- Legal notice was posted on the property on February 18.
- Letter was sent to the Downtown Civic League and the Downtown Norfolk Council on March 5.
- Letters were mailed to all property owners within 300 feet of the property on March 12.

- Notice was sent to the civic leagues by the Department of Communications on March 12.
- Legal notification was placed in *The Virginian-Pilot* on March 13 and 20.

**VIII. Coordination/Outreach**

This report has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

**Supporting Material from the Department of Planning and Community Development:**

- Proposed Conditions
- Location Map
- Zoning Map
- 1000' Radii Map of Establishments with Special Exceptions for ABC Off-Premise
- Application
- Letter to the Downtown Norfolk Civic League
- Letter to the Downtown Norfolk Council

## **Proponents and Opponents**

### **Proponents**


Raymond Walker  
223 East City Hall Avenue  
Norfolk, VA 23510

### **Opponents**

None



Form and Correctness Approved:

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO SEA SISTERS, LLC AUTHORIZING THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT KNOWN AS "BEAN THERE COFFEEHOUSE CAFÉ" ON PROPERTY LOCATED AT 223 EAST CITY HALL AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Sea Sisters, LLC authorizing the operation of an entertainment establishment named "Bean There Coffeehouse Café" on property located at 223 East City Hall Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 100 feet, more or less, along the southern line of East City Hall Avenue and 122 feet, more or less, along the western line of Atlantic Street; premises numbered 223 East City Hall Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment shall be from 6:00 a.m. until 2:00 a.m. the following morning, seven days per week.
- (b) The hours for the sale of alcoholic beverages and for entertainment shall be from 11:00 a.m. until 2:00 a.m. the following morning, seven days per week.
- (c) The seating for the establishment shall not exceed 35 seats indoors, 9 seats outdoors, and the total occupant capacity, including employees, shall not exceed 49 people.
- (d) This special exception shall terminate in the event

of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.

- (e) Entertainment shall be limited to live bands having no more than three (3) members, open microphone, poetry/book reading, karaoke, and a comedian. No other form of entertainment is permitted.
- (f) There shall be no dancing and no dance floor provided.
- (g) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (h) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (i) The establishment shall maintain a current, active business license at all times while in operation.
- (j) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (k) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (l) During all hours of operation, the establishment

operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.

- (m) The facility shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The facility shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (n) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (o) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (p) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.



- (q) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (r) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (s) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (t) No patrons or guests shall be charged a cover charge or fee for entry to the establishment.
- (u) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
  - (1) This Special Exception;
  - (2) Any ABC license(s);
  - (3) Any occupancy permit(s);
  - (4) Certifications of all persons who work on the premises as a security guard;
  - (5) All fire code certifications, including alarm and sprinkler inspection records;
  - (6) Any health department permits;

- (7) The emergency action plan required under the Fire Prevention Code;
- (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
- (9) The establishment's designated driver program;

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause

undue traffic congestion nor draw significant amounts of traffic through residential streets;

- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (4 pages)

Exhibit B (2 pages)

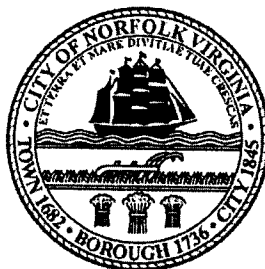


EXHIBIT "A"  
Description of Operations  
Entertainment Establishment  
(Please Print)

Date 2/5/2014

Trade name of business Beon There Cafe

Address of business 223 East City Hall Avenue, Ste 101

Name(s) of business owner(s)\* Sea Sisters, LLC - Raymond A. Walker

Name(s) of property owner(s)\* City Center Plume Assoc., LLC Et Al

Name(s) of business manager(s)/operator(s) Raymond A. Walker, Edlene Fronteras,  
Zach Gehring, Ryker Jackson, Sammi Kunkle, Betty Cowans

Daytime telephone number ( 757 ) 288-0164

\*If business or property owner is a partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility	Alcoholic Beverage Sales and Entertainment
Weekday From <u>6am</u> To <u>2am</u>	Weekday From <u>11am</u> To <u>2am</u>
Friday From <u>6am</u> To <u>2am</u>	Friday From <u>11am</u> To <u>2am</u>
Saturday From <u>6am</u> To <u>2am</u>	Saturday From <u>11am</u> To <u>2am</u>
Sunday From <u>6am</u> To <u>2am</u>	Sunday From <u>11am</u> To <u>2am</u>

2. Type of ABC license applied for (check all applicable boxes):

☒ On-Premises ☐ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☐ Mixed Beverage

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

**Exhibit A – Page 2**  
**Entertainment Establishment**

4. Will video games, pool tables, game boards or other types of games be provided?  
☒ Yes (If more than 4, additional application required) ☐ No

4a If yes, please describe type and number of each game to be provided:

Several board games

5. Will patrons ever be charged to enter the establishment?  
☐ Yes ☒ No

5a. If yes, why:

\_\_\_\_\_

5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday  
Saturday Sunday

6. Will the facility or a portion of the facility be available for private parties?  
☒ Yes ☐ No

6a. If yes, explain: showers, corporate events/parties

7. Will a third party (promoter) be permitted to lease, let or use the establishment?  
☐ Yes ☒ No

7a. If yes, explain:

\_\_\_\_\_

8. Will there ever be a minimum age limit?  
☐ Yes ☒ No

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**Exhibit A – Page 3**  
**Entertainment Establishment**

9. Additional comments/description/operational characteristics or prior experience:

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Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility



**Signature of Applicant**

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(Revised July 2013)



## Exhibit A – Floor Plan(s) Worksheet Entertainment Establishment

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

### 1. Total capacity

#### a. **Indoor**

Number of seats (not including bar seats)

Number of bar seats

Standing room

Option A / Option B (Entertain.)

35

(31 with Entertainment)

0

3

(3-member band)

#### b. **Outdoor**

Number of seats

9

#### c. **Number of employees**

2

### Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 49

### 2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

Poetry / Book reading, Open mic, 3-member band, karaoke,

comedian

### 3. Will a dance floor be provided?

☐ Yes ☒ No

#### 3a. If yes,

Square footage of establishment \_\_\_\_\_

Square footage of dance floor \_\_\_\_\_

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

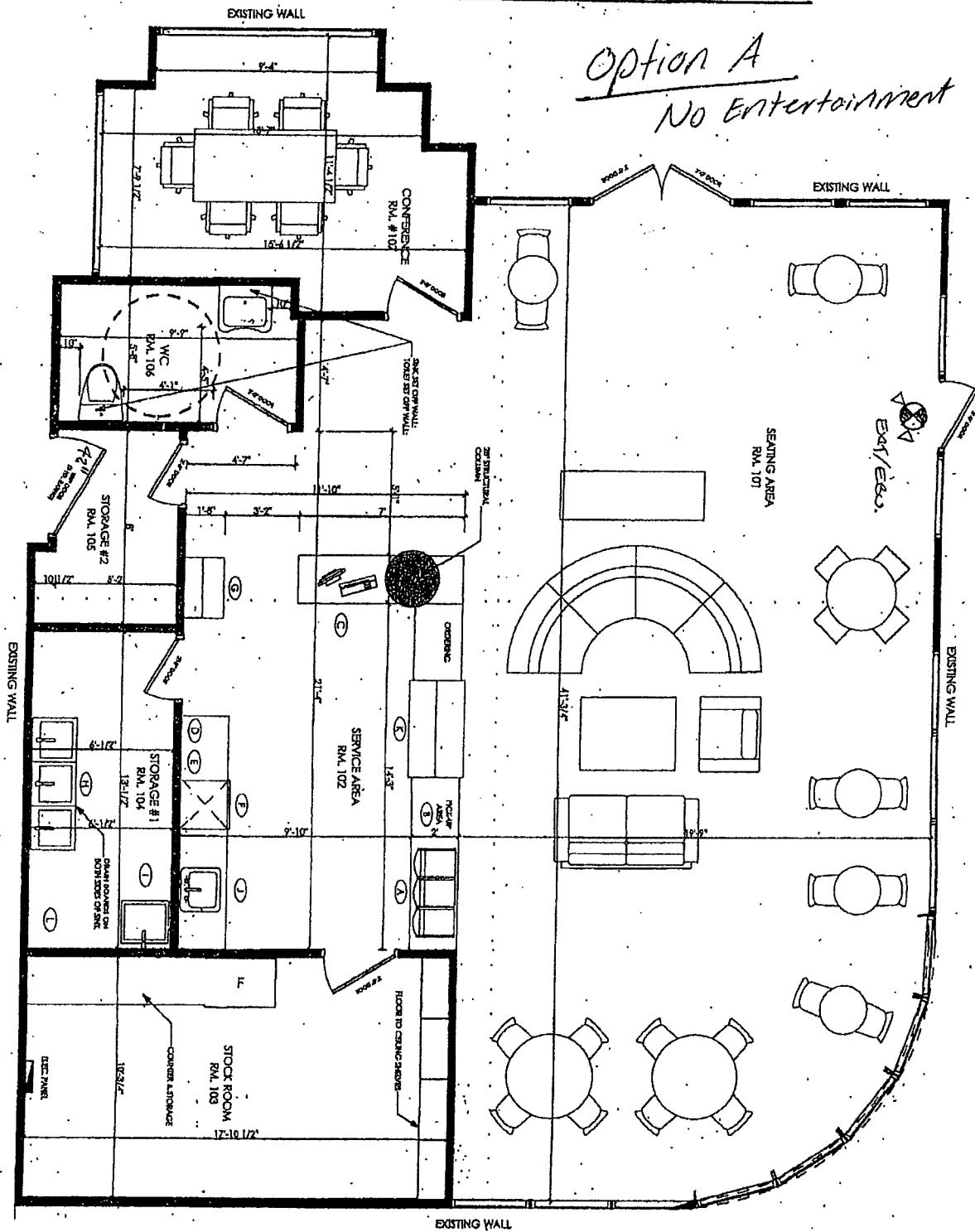
## DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

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(Revised July 2013)



EXISTING WALL

**Bean There Coffeehouse Café**  
**223 E. City Hall Avenue**  
**Entertainment Establishment Conditions**

- (a) The hours of operation for the establishment shall be from 6:00 a.m. to 2:00 a.m., seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours of operation for the sale of alcoholic beverages, and for entertainment shall be from 11:00 a.m. to 2:00 a.m., seven days a week.
- (c) The seating for the establishment shall not exceed 35 seats indoors, 9 seats outdoors, and the total occupant capacity, including employees, shall not exceed 49 people. The use authorized by this Special Exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (e) Entertainment shall be limited to live bands having no more than 3 members, open microphone, poetry/book reading, karaoke, and a comedian. No other form of entertainment is permitted.
- (f) There shall be no dancing and no dance floor provided.
- (g) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."

- (h) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (i) The establishment shall maintain a current, active business license at all times while in operation.
- (j) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (k) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (l) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (m) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (n) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (o) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (p) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (q) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
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  - (1) This Special Exception;
  - (2) Any ABC license(s);
  - (3) Any occupancy permit(s);
  - (4) Certifications of all persons who work on the premises as a security guard;
  - (5) All fire code certifications, including alarm and sprinkler inspection records;



- (6) Any health department permit(s);
- (7) The emergency action plan required under the Fire Prevention Code;
- (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
- (9) The establishment's designated driver program.

Print Name: RAYMOND A WALKER

Sign:  Date: 27 MAR 2014



# Location Map

BEAN THERE CAFE

E CITY HALL AVENUE

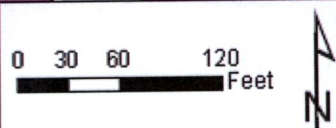


0 5 10 20 Feet



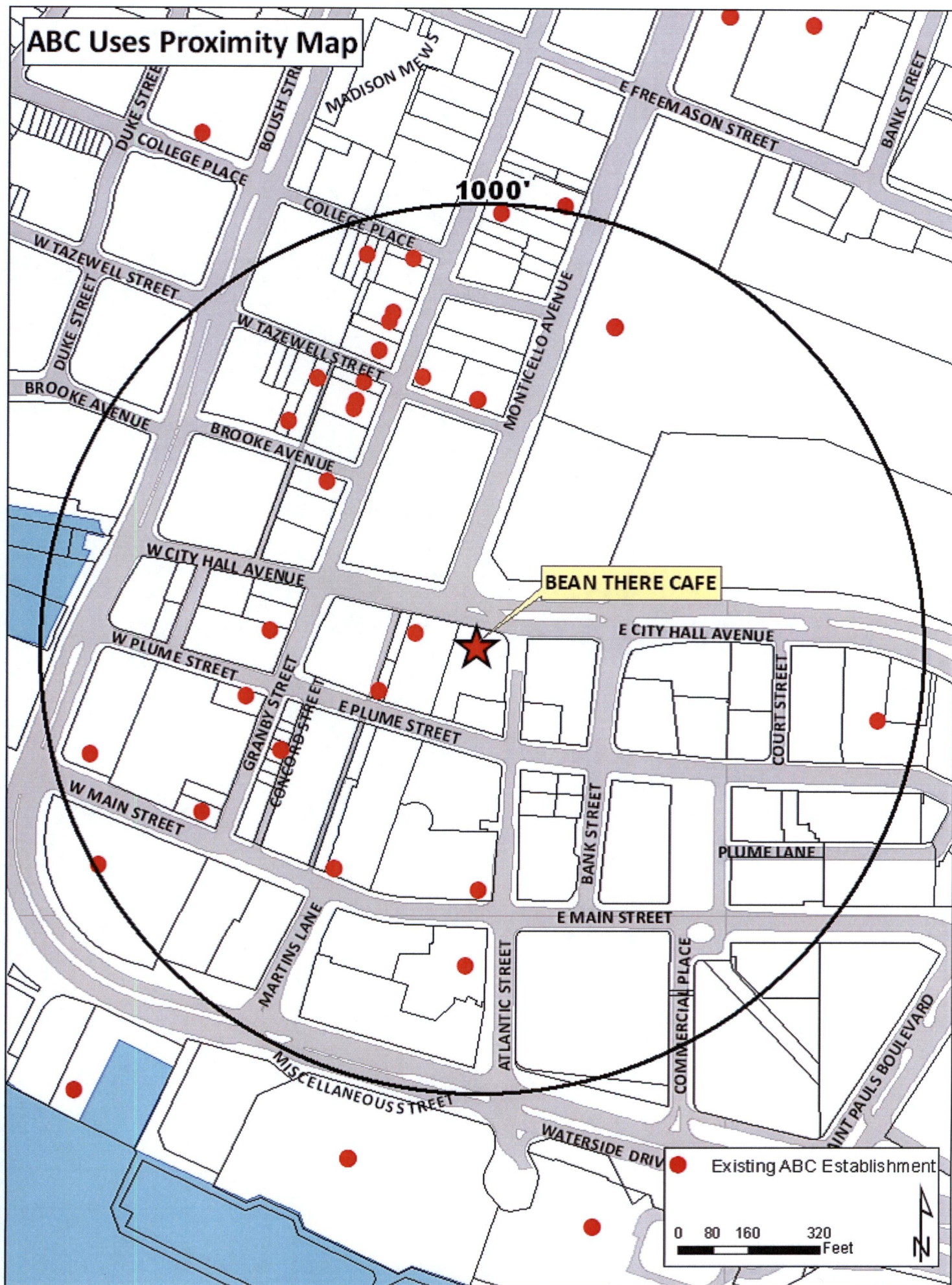


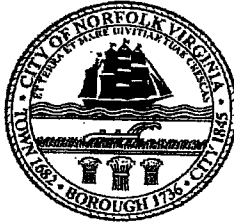
# Zoning Map





# ABC Uses Proximity Map





APPLICATION  
ADULT USE SPECIAL EXCEPTION  
ENTERTAINMENT ESTABLISHMENT  
(Please Print)

Date 2/5/2014

**DESCRIPTION OF PROPERTY**

Address 223 East City Hall Avenue, Suite 101

Existing Use of Property Eating & Drinking Est (coffee shop)

Proposed Use Entertainment Est.

Current Building Square Footage 1,675 sq ft

Proposed Building Square Footage Same

Trade Name of Business (If applicable) Bean There Cafe

**APPLICANT/ PROPERTY OWNER**

1. Name of applicant (Last) WALKER (First) RAYMOND (MI) A. (GRANDY)

Mailing address of applicant (Street/P.O. Box) 9645 23rd Bay St

(City) Norfolk (State) VA (Zip Code) 23518

Daytime telephone number of applicant (757) 288-0164 Fax number ( ) \_\_\_\_\_

E-mail address of applicant seasistersllc@gmail.com

2. Name of property owner (Last) City Center Plume Assoc LLC et al (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box) 207 GRANDY ST ST 300

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of owner (757) 625-2595 Fax number (757) 625-4001

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

Application  
Entertainment Establishment  
Page 2

**CONTACT INFORMATION**

Civic League contact \_\_\_\_\_

Date(s) contacted \_\_\_\_\_

Ward/Super Ward information \_\_\_\_\_

**REQUIRED ATTACHMENTS**

- Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
  - Application fee includes a non-refundable \$5 technology surcharge.
- Two 8½x14 (maximum size) copies of a survey or site plan (required for new construction or site improvements) drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- Two 8½ inch x 14 inch (maximum size) copies of a floor plan prepared by a registered design professional drawn to scale showing restroom facilities, seats/tables, bar, dance floor with dimensions, band area, disc jockey area, standing room and ingress and egress (see attached example).
- Completed Exhibit A, Description of Operations (attached).

**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge.

Print name: Nichelle O'Keefe Sign: Nichelle O'Keefe 12/7/14  
(Property Owner or Authorized Agent Signature) (Date)

Print name: RAYMOND A. WALKER Sign: [Signature] 12/5/14  
(Applicant or Authorized Agent Signature) (Date)

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

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(Revised July 2013)





# City of NORFOLK

March 5, 2014

Downtown Norfolk Civic League  
Kevin Murphy  
P.O. Box 3655  
Norfolk, VA 23514

Dear Mr. Murphy:

The Planning Department has received an application for a Special Exception to operate an Entertainment Establishment with alcoholic beverages.

This item is tentatively scheduled for the March 27, 2014 City Planning Commission public hearing.

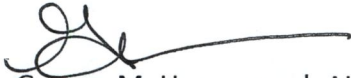
## Summary

The request, if approved, would allow the Bean There Cafe to change operators, add seats, sell beer and wine to its patrons, and to add entertainment.

	Current Operator	New Operator
Hours of Operation	7:00 a.m. to 9:00 p.m., Monday thru Thursday 7:00 a.m. to 11:00 p.m., Friday 7:00 a.m. to 10:00 p.m., Saturday 9:00 a.m. to 5:00 p.m., Sunday	6:00 a.m. until 2:00 a.m., Seven days a week
Hours for the Sale of Alcoholic Beverages	11:00 a.m. to 9:00 p.m., Monday thru Thursday 11:00 a.m. to 11:00 p.m., Friday 11:00 a.m. to 10:00 p.m., Saturday 11:00 a.m. to 5:00 p.m., Sunday	11:00 a.m. until 12:00 a.m., Seven days a week
Seating	33 indoor 9 outdoor 49 total capacity	35 indoor 9 outdoor 49 total capacity
Entertainment	N/A	Poetry/book reading Open microphone Karaoke 3 member band Comedian

If you would like additional information on the requests, you may contact the applicant, Raymond Walker, at (757) 288-0164 or you may telephone Susan Pollock at (757) 664-4765. A copy of the complete application is enclosed.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Homewood', with a long horizontal flourish extending to the right.

George M. Homewood, AICP, CFM  
Planning Director

cc: James Herbst, Neighborhood Development Specialist  
[james.herbst@norfolk.gov](mailto:james.herbst@norfolk.gov)



# City of NORFOLK

March 5, 2014

Downtown Norfolk Council  
Mary Miller, President  
201 Granby Street  
Norfolk, VA 23510

Dear Ms. Miller:

The Planning Department has received an application for a Special Exception to operate an Entertainment Establishment with alcoholic beverages.

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George M. Homewood, AICP, CFM  
Planning Director

cc: James Herbst, Neighborhood Development Specialist  
[james.herbst@norfolk.gov](mailto:james.herbst@norfolk.gov)



EXHIBIT "A"  
Description of Operations  
Entertainment Establishment  
(Please Print)

Date 2/5/2014

Trade name of business Beon There Cafe

Address of business 223 East City Hall Avenue, Ste 101

Name(s) of business owner(s)\* Sea Sisters, LLC - Roymond A. Walker

Name(s) of property owner(s)\* City Center Plume Assoc., LLC Et Al

Name(s) of business manager(s)/operator(s) Roymond A. Walker, Edlene Fronteras,  
Zach Gehring, Ryker Jackson, Sammi Kunkle, Betty Gowan

Daytime telephone number (757) 288-0164

\*If business or property owner is a partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

<u>Facility</u>	<u>Alcoholic Beverage Sales and Entertainment</u>
Weekday From <u>6am</u> To <u>2am</u>	Weekday From <u>11am</u> To <u>2am</u>
Friday From <u>6am</u> To <u>2am</u>	Friday From <u>11am</u> To <u>2am</u>
Saturday From <u>6am</u> To <u>2am</u>	Saturday From <u>11am</u> To <u>2am</u>
Sunday From <u>6am</u> To <u>2am</u>	Sunday From <u>11am</u> To <u>2am</u>

2. Type of ABC license applied for (check all applicable boxes):

☒ On-Premises ☐ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☐ Mixed Beverage

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July 2013)

**Exhibit A – Page 2**  
**Entertainment Establishment**

4. Will video games, pool tables, game boards or other types of games be provided?  
☒ Yes (If more than 4, additional application required) ☐ No

4a If yes, please describe type and number of each game to be provided:

Several board games

5. Will patrons ever be charged to enter the establishment?  
☐ Yes ☒ No

5a. If yes, why:

\_\_\_\_\_

- 5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday      Tuesday      Wednesday      Thursday      Friday  
Saturday      Sunday

6. Will the facility or a portion of the facility be available for private parties?  
☒ Yes ☐ No

6a. If yes, explain: showers, corporate events/parties

7. Will a third party (promoter) be permitted to lease, let or use the establishment?  
☐ Yes ☒ No

7a. If yes, explain:

\_\_\_\_\_

8. Will there ever be a minimum age limit?  
☐ Yes ☒ No

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**Exhibit A – Page 3**  
**Entertainment Establishment**

9. Additional comments/description/operational characteristics or prior experience:

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Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

  
**Signature of Applicant**

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**Exhibit A – Floor Plan(s) Worksheet**  
**Entertainment Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Disc Jockey/Band/Entertainment area)
  - Outdoor seating
  - Total maximum capacity (including employees)

1. Total capacity

a. **Indoor**

Number of seats (not including bar seats)

Number of bar seats

Standing room

Option A / Option B (Entertainment)

35 (31 with Entertainment)

0  
3 (3-member band)

b. **Outdoor**

Number of seats

9

c. **Number of employees**

2

**Total Occupancy**

(Indoor/Outdoor seats, standing room and employees) = 49

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

Poetry / Book reading, Open mic, 3-member band, karaoke,  
comedian

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,

Square footage of establishment \_\_\_\_\_

Square footage of dance floor \_\_\_\_\_

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

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[illegible]

*Option B  
With Entertainment*

